

RZN-24-28

Rezoning Application

Status: Active

Submitted On: 4/18/2024

Primary Location

2453 Georgia Highway 119

North

Springfield, GA 31329

Owner

Brooke Graham

Kieffer hill rd 310

SPRINGFIELD, GA 31329

Applicant Brooke Graham 912-658-2186 ext. 00000

brookegrahamrealestate@gmail.com

 310 kieffer hill rd

Springfield, GA 31329

Staff Review **Planning Board Meeting Date***

06/11/2024

 **Board of Commissioner Meeting Date***

07/02/2024

 **Notification Letter Description ***

Subdivide to create new home sites.

 **Map #***

408

 **Parcel #***

24A

 **Staff Description** **Georgia Militia District***

11

 **Commissioner District***

3rd

 **Public Notification Letters Mailed**

05/20/2024

 **Board of Commissioner Ads**

06/19/2024

🔒 Planning Board Ads

05/22/2024

🔒 Request Approved or Denied

—

🔒 Plat Filing required* [?](#)

Yes

Applicant Information

Who is applying for the rezoning request?*

Property Owner

Applicant / Agent Name*

Brooke graham

Applicant Email Address*

Brookegrahamrealestate@gmail.com

Applicant Phone Number*

9126582186

Applicant Mailing Address*

310 kieffer hill rd

Applicant City*

Springfield

Applicant State & Zip Code*

Ga 31329

Rezoning Information

Present Zoning of Property*

AR-1 (Agricultural Residential 5 or More Acres)

Proposed Zoning of Property*

AR-2 (Agricultural Residential Less than 5 Acres)

Map & Parcel *

0480024A00

Road Name*

Ga hwy 119 north

Proposed Road Access* [?](#)

Existing access

Total Acres *

5.14

Acres to be Rezoned*

5.14

Lot Characteristics *

75% wooded with with existing dwelling. Parcel to be divided into 3 parcels, one parcel will include existing dwelling and 1.373 acres, the other two will remain wooded.

Water Connection *

Private Well

Sewer Connection

Private Septic System

Justification for Rezoning Amendment *

Remain in ag with smaller acreage to be sold

List the zoning of the other property in the vicinity of the property you wish to rezone:

North*

AR1

South*

AR1

East*

AR1

West*

AR1

Describe the current use of the property you wish to rezone.*

Residential

Does the property you wish to rezone have a reasonable economic use as it is currently zoned?*

Approx 3 acres of young pines and 1.5 acres with dwelling.

Describe the use that you propose to make of the land after rezoning.*

tract 2 and 3 will be sold

Describe the uses of the other property in the vicinity of the property you wish to rezone?*

Residential homes and forest


Describe how your rezoning proposal will allow a use that is suitable in view of the uses and development of adjacent and nearby property?*

Same uses as neighbors

Will the proposed zoning change result in a use of the property, which could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

No

Digital Signature*

 Brooke Graham
Apr 10, 2024

8880906199

PARTICIPANT ID

BK:29 PG:737-737

P2023000228

FILED IN OFFICE
CLERK OF COURT
12/15/2023 12:42 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

- LEGEND:
- IRF ¾" REBAR FOUND
 - IRS ¾" REBAR SET
 - PL PROPERTY LINE
 - CMF CONC MON FOUND
 - N/F NOW OR FORMERLY
 - PP POWER POLE
 - EQUIP. USED TOTAL STATION
 - TOPCON 303
 - ERROR OF CLOSURE
 - 1:20,000 PLAT NOT ADJUSTED
- ADOLPH N. MICHELIS & ASSO.
736 SANDY RIDGE ROAD
SYLVANIA, GEORGIA 30467
PH. (912) 829 3972

SURVEYORS CERTIFICATION

(1) As required by subsection (a) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by appropriate certification, signatures, stamps or statements hereon. This plat is intended for use by the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the minimum technical requirements for this plat comply with the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
DATE: 8-03-22

NOTE: SUBJECT PROPERTY IS A DIVISION OF MAP & PARCEL 04-08-0024 OF THE EFFINGHAM COUNTY TAX ASSESSORS FILE.

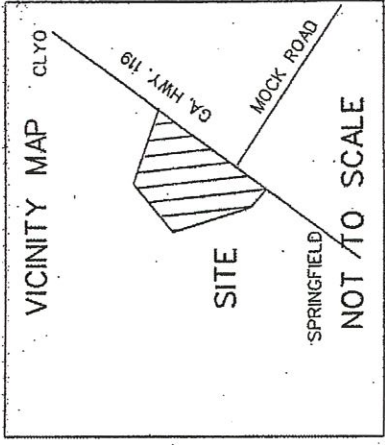
NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCING THE CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED 3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X", OUTSIDE THE 500 YEAR FLOODPLAIN.

04080023
N/F
THOMAS G ALLEN

04080023
N/F
THOMAS G ALLEN

PARCEL 1
04080024
N/F
5.14 ACRES

04080025
N/F
JIMMY T SHEAHAN



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY ZONING ADMINISTRATOR.

Jason E. Bragg
DATE: 8/10/2022
ZONING ADMINISTRATOR

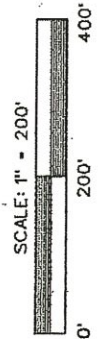
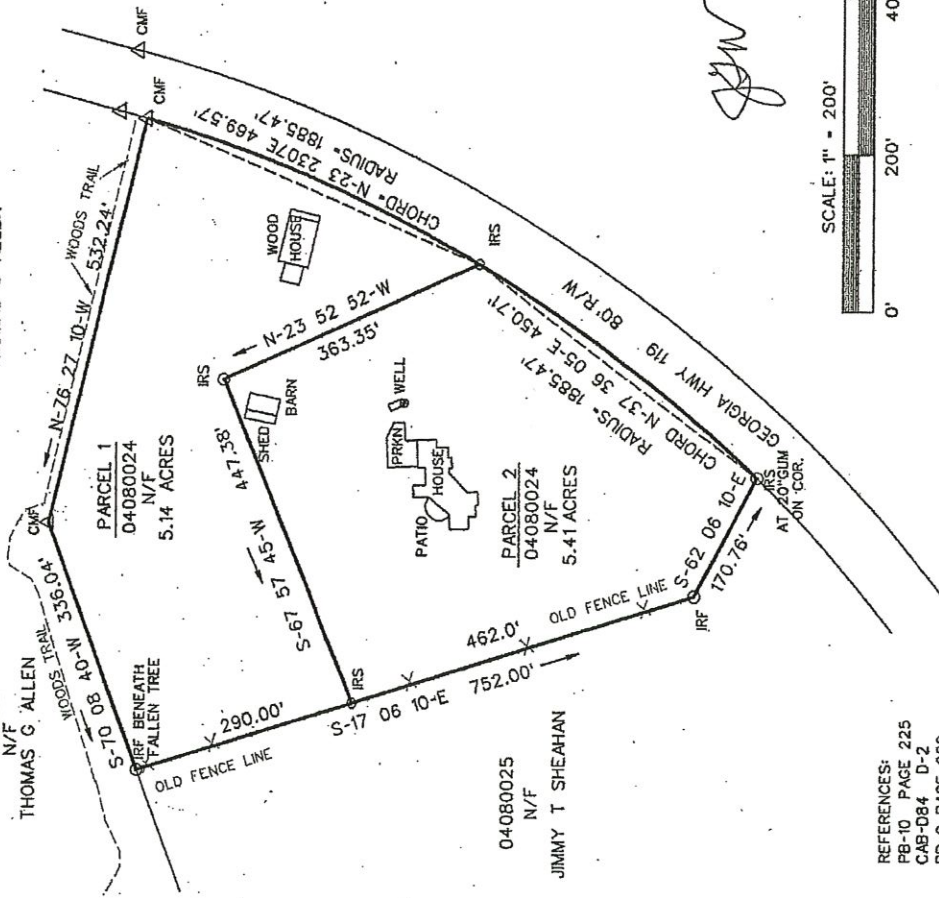
NOTE: EACH PARCEL HAS A OCCUPIED HOME WITH APPROVED SEPTIC AND WATER SYSTEMS.

MINOR SUBDIVISION

SURVEY FOR
JULIE & LARRY WEDDLE
SURVEY TO DIVIDE A 10.55 AC
TRACT (M & P 04080024) INTO
TWO PARCELS

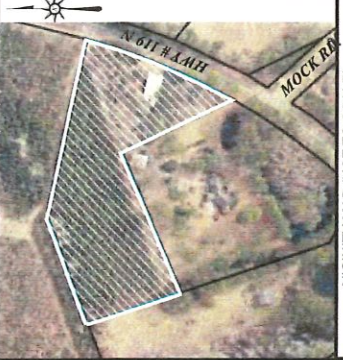
LOCATED IN THE 11TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 01 AUG 2022
PLAT DRAWN 01 AUG 2022

JWEDD.DGN AUG2022



REFERENCES:
PB-10 PAGE 225
CAB-084 D-2
PB-G PAGE 202

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL IS AFFIXED HERETO AND SUPPLEMENTARY INFORMATION PROVIDED, A REVIEW OF THE PLATS REPRESENTED BY THE SAID ENGINEER/SURVEYOR FINDS THAT THESE PLATS COMPLY WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1967, AS AMENDED, AND THE REQUIREMENTS OF THE SURVEYING ACT OF 1967, AS AMENDED, FOR 3 OR 4 BEDROOMS WITH BASIC APPURTENANCES. EACH LOT MUST BE REVIEWED AND APPROVED FOR ON-SITE SEWAGE MANAGEMENT SYSTEM PLACEMENT PRIOR TO THE ISSUANCE OF A CONSTRUCTION PERMIT. MODIFICATIONS OR CHANGES IN SITE DESIGNATION MAY VOID THIS APPROVAL.



RESERVED FOR THE CLERK OF COURT

1. THE FIELD DATA WAS COLLECTED USING A TOPCON CARLSON R1X DATA COLLECTOR AND A CARLSON BR607 GPS.

2. THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE F.I.R.M. OFFICIAL FLOOD HAZARD MAPS. THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000 FEET.

4. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ALL ENCUMBRANCES, EASEMENTS, INTERESTS, DISTURBANCES AND MONUMENTS LOCATIONS ARE AS SHOWN, UNLESS PROVEN OTHERWISE BY A LAND SURVEY AND IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW 1978.

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A. 15-6-67) IN THAT WHERE A CONFLICT EXISTS BETWEEN THESE TWO SETS OF SPECIFICATIONS THE REQUIREMENTS OF THE LAW PREVAIL.

6. WILLIAM MARK GLISSON, THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HERETO DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE PRECISION OF ONE FOOT IN 25,000 FEET, AN ANGULAR ERROR OF 5 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

VICINITY MAP (NOT TO SCALE)

FLOOD INFORMATION:
 FEMA FLOOD MAP (1310300168E)
 EFFECTIVE DATE: (3/16/2015)
 THIS AREA IS NOT LOCATED IN A FLOOD HAZARD AREA

THIS THESE LOT OR LOTS IS/ARE SERVED BY A PRIVATE ROAD, NOT TO BE MAINTAINED BY EFFINGHAM COUNTY NOR ACCEPTED AS A PUBLIC ROAD UNLESS SUCH ROAD, AT PROPERTY OWNERS EXPENSE, IS BROUGHT IN COMPLIANCE WITH COUNTY STANDARDS AS SPECIFIED BY EFFINGHAM COUNTY, INCLUDING BUT NOT LIMITED TO PAVING. THESE LOTS OR LOTS MAY NOT BE RE-SUBDIVIDED UNTIL SAID ROAD, AT SUB DIVIDERS EXPENSE, IS BROUGHT INTO COMPLIANCE WITH COUNTY ROAD STANDARDS TO BE ACCEPTED AS A PUBLIC ROAD BY THE COUNTY BOARD OF COMMISSIONERS. NO SIDEWALK REMAINS PRIVATE, ALL MAINTAINED BY THE RIGHT-OF-WAY OR EASEMENT. THE ROAD SURFACE SHALL BE NOT LESS THAN 18 FEET WIDE. FURTHER, I AM UNDERSTANDING THAT IT SHALL BE ANY/OR RESPONSIBILITY TO PROPERLY GRANT THE EASEMENT SHOWN ON THIS PLAT BY DEED OR SEPARATE EASEMENT AGREEMENT TO ANY TRANSFER OF THE PROPERTY. THE EASEMENT MAY SERVE NO MORE THAN THREE (3) LOTS. THE ORIGINAL REMAINING PARCEL SHALL BE INCLUDED AS ONE OF THE THREE LOTS. IF LOCATION OF EASEMENT ON PLAT CHANGES, I/WE SHALL REVISE THE PLAT AND RESUBMIT IT TO EFFINGHAM COUNTY FOR APPROVAL. I/WE UNDERSTAND THAT THIS IS A SUBDIVISION AND ANY EASEMENTS ARE SUBJECT TO ALL STATE AND LOCAL ORDINANCES AND RULES AND REGULATIONS ADOPTED BY EFFINGHAM COUNTY.

SIGNING AUTHORITY TITLE DATE

SIGNING AUTHORITY TITLE DATE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (g) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY WILLIAM MARK GLISSON, A LICENSED LAND SURVEYOR IN THE JURISDICTION OF THE STATE OF GEORGIA. ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVED CERTIFICATIONS, SIGNATURES, STAMPS, OR STATEMENTS HEREON, SUCH AS APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OF USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

WILLIAM MARK GLISSON RLS #3316 DATE 4/19/2024

150' 0 150' 300'

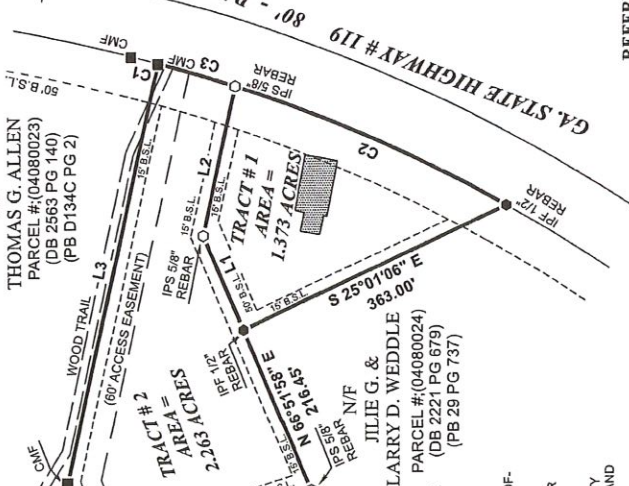
GRAPHIC SCALE 1" = 150'

STATE OF GEORGIA
 LSF # 1404



WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR
 GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964
 377 TUCKER ROAD, CLAXTON, GEORGIA 30417
 RINCON: (912) 826-5283 CLAXTON: (912) 282-7052
 WMGLISSON@BELLSOUTH.NET

A MINOR SUBDIVISION OF 3 LOTS BEING SUBDIVIDED FROM PARCEL #:(04080024A00) LOCATED IN THE 11th G.M. DISTRICT OF EFFINGHAM, COUNTY GEORGIA



REFERENCES:
 1. DB 2221 PG 679
 2. PB 29 PG 737

SURVEY FOR:
BROOKE GRAHAM


LINE	BEARING	HORIZ DIST	LINE	BEARING	HORIZ DIST
L1	S66°51'58"W	127.59'	L4	S66°57'24"W	105.91'
L2	N77°36'23"W	169.84'	L5	S18°22'23"E	281.12'
L3	N77°36'23"W	532.70'			
CURVE	BEARING	HORIZ DIST	RADIUS	ARC	TANGENT
C1	N14°23'18"E	35.01'	1885.47'	17.50'	17.50'
C2	N23°48'05"E	369.78'	1885.47'	370.37'	11°15'17"
C3	N16°39'03"E	100.27'	1885.47'	100.29'	3°02'51"

COUNTY: EFFINGHAM STATE: GEORGIA
 GMD: 11th
 DATE: 01/23/2023 SCALE: 1" = 150'
 FILE NUMBER: 24115 DRAWN BY: KJ
 TOTAL AREA: = 5.141 ac.
 FIELD SURVEY DATE: 01/16/2023

408-24A



4/18/2024

Addresses  Tax Parcels  Efn_fin_cache  Red: Band_1  Green: Band_2  Blue: Band_3

Roads  Tax Parcel Labels  Tax Parcel Labels  Tax Parcel Labels  Tax Parcel Labels

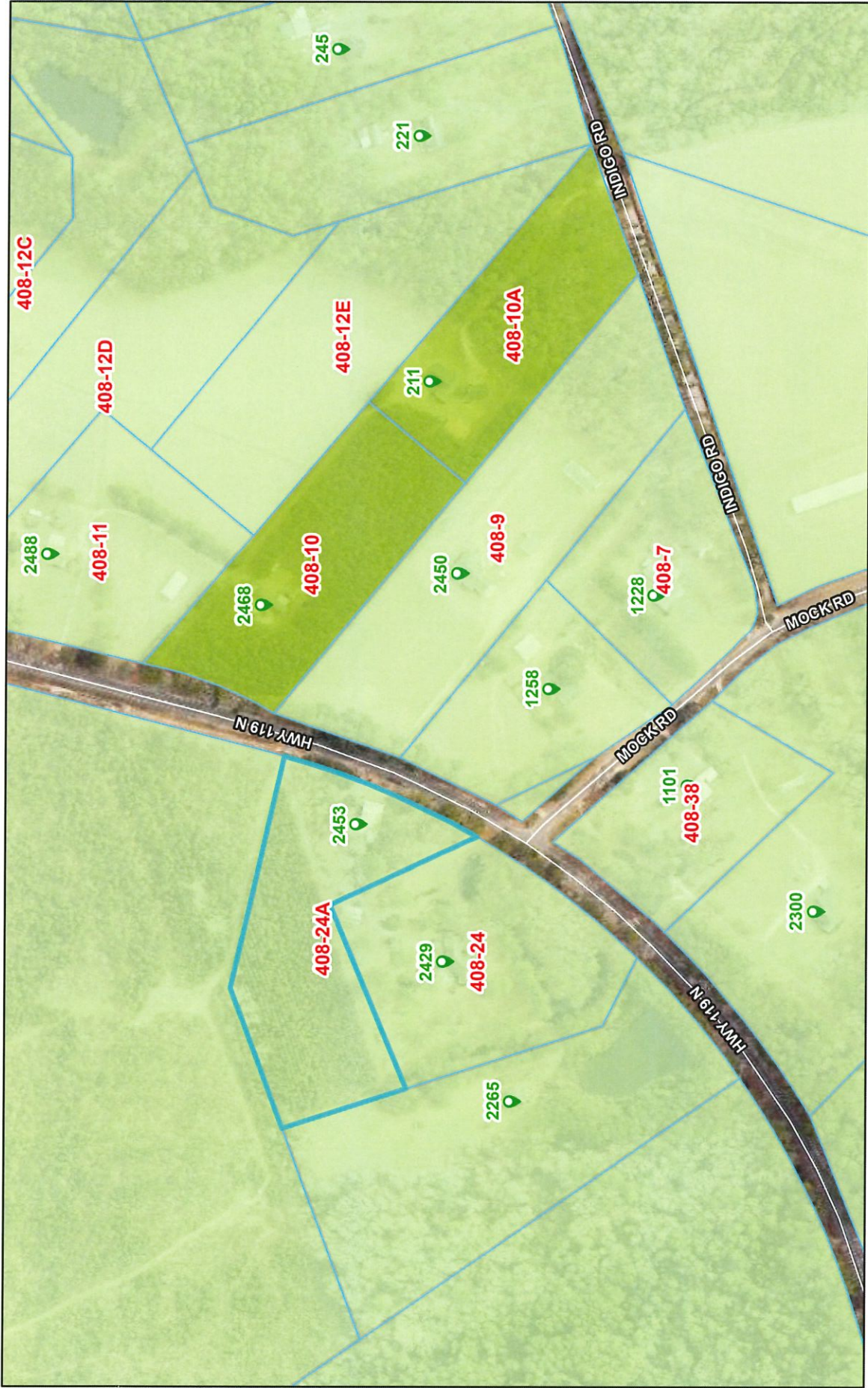
1:4,401

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

408-24A



4/18/2024

- Addresses
- Tax Parcels
- AR-1
- AR-2
- AR-3
- AR-4
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Scale: 1:4,401

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km

Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC